

## **NARRATIVE STATEMENT**

**Circle K  
McDowell Mountain Marketplace  
Bell Road and Thompson Peak Parkway  
Scottsdale, Arizona**

Circle K anticipates developing the approximately 2.4 gross acre site (1.4 gross acre pad) located directly at the corner of Bell Road and Thompson Peak Parkway within the McDowell Mountain Marketplace. This Narrative Statement is being presented to provide you with information and the plans for the Circle K neighborhood automobile convenience center. Circle K representatives are excited about bringing this new project and services to the McDowell Mountain Marketplace center.

## **THE SITE**

The property being planned totals approximately 2.4 gross acres located directly at the southwest corner of Bell Road and Thompson Peak Parkway. The site itself is already zoned PCC ESL, Planned Community Center (Environmentally Sensitive Lands), by the City of Scottsdale. The property is surrounded by the "PCC"-zoned shopping center to the south and west. The Bashas' grocery store has been constructed and is in operation.. The shopping center property to the south of the Circle K site is owned by Osco Drug for a future pharmacy. The property further to the south of the shopping center is zoned S-5 ESL and is developed with town-homes by Cachet Homes. Across Thompson Peak Parkway to the east is property which is zoned R1-7 ESL and which is developed with single-family homes. To the north across Bell Road is undeveloped land that is owned by the State of Arizona, zoned C-2 ESL and C-O ESL. Bell Road is presently improved with four traffic lanes plus a turning lane. Thompson Peak Parkway is improved with four traffic lanes plus a turning lane up to the boundary of the State Land. There are plans to extend Thompson Peak Parkway to the north to connect with existing improvements within DC Ranch south of the Copper Ridge Middle School.

## **ACCESS AND TRAFFIC**

Full-turning access to the shopping center (with a median break) is located at the southern property line from Thompson Peak Parkway and approximately 660 feet west of Thompson Peak Parkway on Bell Road. An additional right turn only driveway to the shopping center will be located on Bell Road approximately 360 feet west of Thompson Peak Parkway. There is an existing traffic signal at Bell Road and Thompson Peak Parkway. Traffic counts on Bell Road west of Thompson Peak Parkway are projected to be 12,000 average daily trips in 2005. Traffic counts on Thompson Peak Parkway south of Bell Road are projected to be 16,000 average daily trips in 2005 and 38,000 average daily trips in 2020. Traffic counts on Thompson Peak Parkway north of Bell Road are projected to be 14,000 average daily trips in 2005 and 27,000 average daily trips in 2020. The later traffic counts take into account the completion of Thompson Peak Parkway through the State Land.

## **THE PROJECT**

The McDowell Mountain Marketplace was built in 2001. It includes a Bashas' grocery store and other shops and will include a future Osco Drug store with assorted retail shops. This proposed use is an automobile convenience center consisting of gasoline dispensers for sale of gasoline for passenger vehicles (including automobile diesel fuel), and a sales building for convenience products. The neighborhood automobile convenience center concept is designed to provide nearby residents with an opportunity to take care of their "going home errands" at a single stop.

The Circle K Food Mart will consist of approximately 2,500 square feet, with convenient parking for both store and gasoline customers. While only 20 parking spaces are required under the Scottsdale Ordinance, 28 spaces are provided on site. The maximum building height will be limited to 19 feet 6 inches. The retail building will provide convenience foods and a limited selection of grocery items such as milk, bread and water. This Circle K facility will be a "company-owned" store, operated according to the highest standards of cleanliness and safety. Circle K policies for its convenience food

mart prohibit on-premises consumption of alcohol, and no video games or entertainment are provided. An application for alcoholic beverage sales (for consumption off-premises) will be submitted. The floor plan and interior layout of the store allows the Circle K staff an unobstructed view of the fuel dispensers and allows the public and law enforcement a clear view into the retail building. Circle K will provide a clean and friendly environment for its customers.

There will be 10 multi-product fueling dispensers. A canopy provides customers screening from sun and rain. Circle K will offer "pay-at-the-pump" convenience to its customers. The site layout and circulation, including the turning radius between dispenser islands, are designed specifically for passenger automobiles. There will be no repair or servicing of vehicles on site. Using the most modern technology of double wall fiberglass fuel storage and continuous electronic monitoring of tanks and piping, the fuel storage system is the highest standard for environmental safety. Monitoring of the underground storage tanks takes place both in the store and off-site at a central dispatch station. Circle K has a reputation for exceeding state regulations for environmental safety.

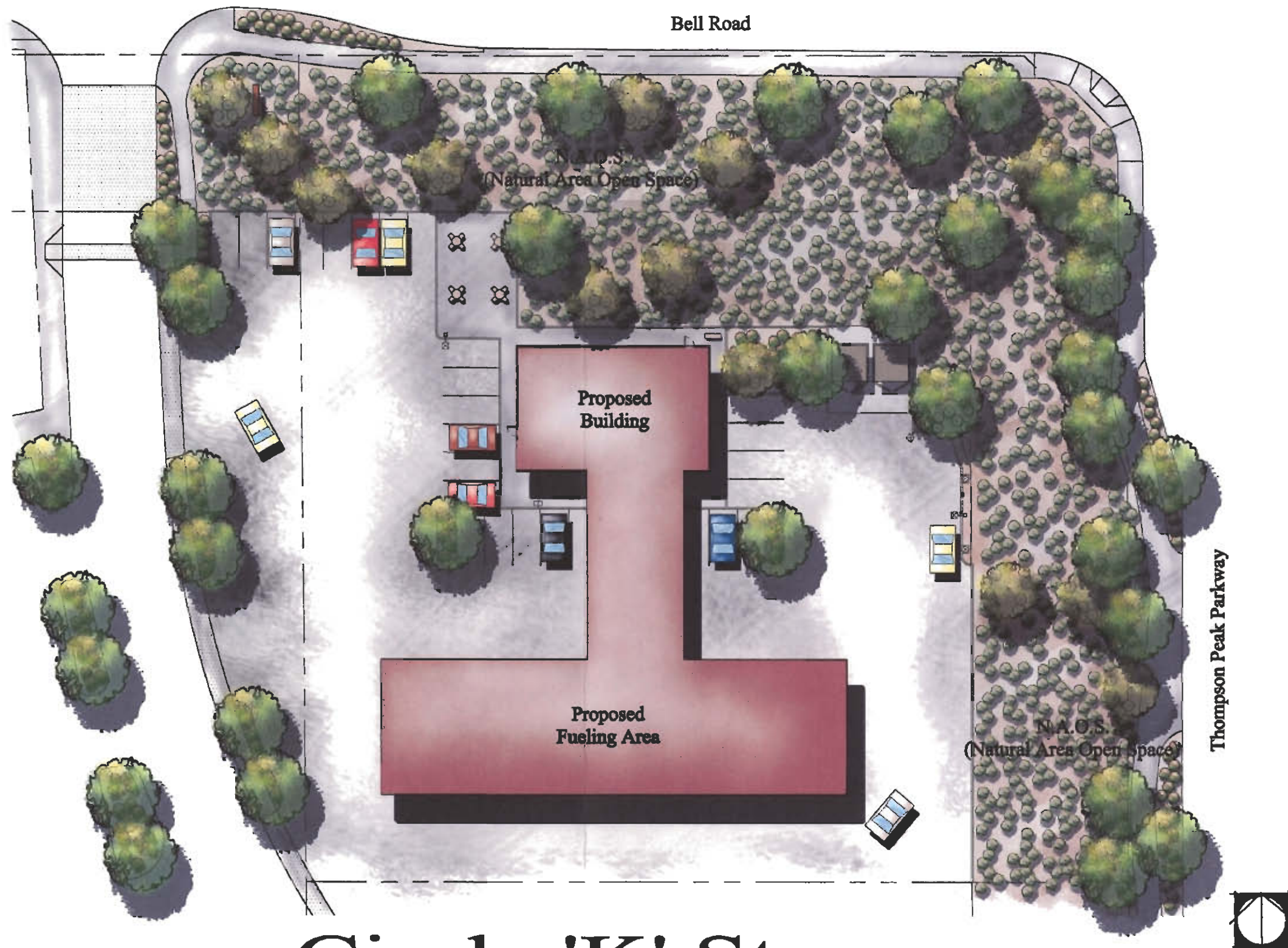
The Circle K Food Mart will be located at the immediate southwest corner of Bell Road and Thompson Peak Parkway. It is located below-grade from the right-of-way and is separated and screened from residential development by the 140 foot right-of-way in Thompson Peak Parkway, as well as expansive landscape areas located both on-site around the Circle K facility and off-site adjacent to the existing single family residential development. Careful attention has been given to site planning to provide attractive architectural character to the buildings and perimeter wall, and a park-like corner to the street intersection. The color, design and materials used in the Circle K Food Mart will be consistent with those used for the McDowell Mountain Marketplace Shopping Center. Attached for your consideration is a copy of the proposed site plan, the shopping center plan and the elevations.

## **PROCESSING**

As noted earlier, the site was zoned for commercial development as a part of the original McDowell Mountain Ranch master plan. It is currently a shopping center. The original site plan that was approved with the PCC-zoning in 1992 provided for a gasoline station and convenience market on this site. The proposed use, a neighborhood automobile convenience center, is permitted in the PCC ESL District with a use permit. This use permit application is to allow a convenience store and gas station within the PCC ESL-zoned property. We believe that use is consistent with the plan for the property since it was rezoned in 1992. It keeps commercial uses in a location within McDowell Mountain Ranch where they were intended and planned. It will serve the needs of the McDowell Mountain Ranch community and offer choices in products and services in close proximity to the residents. The site layout and building design complement the planned commercial uses. The high standards for operations imposed by Circle K will provide the residents that the use will be consistent with the quality businesses they want in their neighborhood.




 A & S Engineering, Inc.
Proposed Site Plan Bell & Thompson Pkwy, Scottsdale, AZ



# Circle 'K' Stores

S/W Corner Thompson Peak Parkway & Bell Rd.  
Scottsdale, Arizona

## Conceptual Site Plan